



### ***About Us – Our Work Speaks For Itself!***

Every company can use words like *quality, value, commitment, dependability* and *leadership* to promote their services.

**We prefer to let our customers speak for us.** Since 1993 we have steadily built a customer base from businesses, schools, industrial and government clients. From Major companies to the small local strip mall stores. From local school systems to universities with high tech classrooms to city halls and jails. We've built our business by listening to our customers and by giving them what they need. For many, it is Air or Hydronic Test and Balance to Full service Building Commissioning of an entire Building, new or existing. From troubleshooting to assistance with expertise for ongoing maintenance issues. In today's market, Energy conservation and savings, along with LEED accreditation, promote the services we offer. Whatever the need may be, all clients receive cost-effective answers, higher standards of quality, and our best efforts to meet their needs with a focus on sustainability, regardless the size of your project!

If you are a facilities manager, building owner, project engineer, architect, general contractor, a retail business owner, or anyone whose responsibilities include environmental conditioning ,Test and Balance and or Building Commissioning, our services can help you make your building a better environment using timely, cost efficient strategies. **Let Bledsoe show you the difference!**

**GENERAL SERVICES ADMINISTRATION  
FEDERAL ACQUISITION SERVICE  
AUTHORIZED FEDERAL SUPPLY SCHEDULE CATALOG/PRICE LIST**

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order is available through **GSA Advantage!**, a menu-driven database system. The INTERNET address for **GSA Advantage!** is <http://www.gsaadvantage.gov>

**SCHEDULE TITLE:** FACILITIES MAINTENANCE AND MANAGEMENT

**FSC GROUP:** 03FAC

**CONTRACT NUMBER:** GS-21F-004BA

**CONTRACT PERIOD:** October 10, 2013 to October 9, 2018

For more information on ordering from Federal Supply Schedules click on the **GSA Schedules link** at [www.gsa.gov](http://www.gsa.gov)

**CONTRACTOR:**

Bledsoe Environmental Systems Testing, Inc.  
P O Box 408  
7122 Millis Dr  
Camby, IN 46113  
Phone number: 317-821-4750  
Fax number: 317-821-4751  
[www.certifiedbuildingcommissioning.com](http://www.certifiedbuildingcommissioning.com)  
[cbledsoe@bledsoe-bbc.com](mailto:cbledsoe@bledsoe-bbc.com)

**CONTRACTOR'S ADMINISTRATION SOURCE:**

Carolyn Bledsoe

**BUSINESS SIZE:** Small

## ***CUSTOMER INFORMATION:***

### **1a. TABLE OF AWARDED SPECIAL ITEM NUMBERS (SINs)**

<b>SIN</b>	<b>DESCRIPTION</b>
811 005	Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Test and Balance
871 206	Building Commissioning Services

### **1b. LOWEST PRICED MODEL NUMBER AND PRICE FOR EACH SIN: N/A**

### **1c. HOURLY RATES:**

<b>SIN(s) Proposed</b>	<b>Service Proposed</b>	<b>Price Offered to GSA</b>
811 005	Test and Balance of HVAC Systems	\$83.93
871 206	Commissioning / Retro Commissioning	\$103.68

### **2. MAXIMUM ORDER\*: \$1,000,000 All SINS**

### **3. MINIMUM ORDER: \$100**

### **4. GEOGRAPHIC COVERAGE: 48 contiguous states, Alaska, Hawaii, Washington D.C., Puerto Rico, U.S. Territories, and to a port or consolidation point within the aforementioned locations for orders that are received from overseas activities.**

### **5. POINT(S) OF PRODUCTION: 7122 Millis Dr, Camby, IN 46113**

### **6. DISCOUNT FROM LIST PRICES: 2%**

### **7. QUANTITY DISCOUNT(S): 1% for purchases over \$500,000 or more**

### **8. PROMPT PAYMENT TERMS: None**

### **9a. Government Purchase Cards must be accepted at or below the micro-purchase threshold.**

### **9b. Government Purchase Cards are accepted above the micro-purchase threshold.**

### **10. FOREIGN ITEMS: N/A**

### **11a. TIME OF DELIVERY: Determined on task order level.**

### **11b. EXPEDITED DELIVERY: Contact Contractor**

### **11c. OVERNIGHT AND 2-DAY DELIVERY: Contact Contractor**

### **11d. URGENT REQUIRMENTS: Agencies can contact the Contractor's representative to affect a faster delivery. Customers are encouraged to contact the contractor for the purpose of requesting accelerated delivery.**

- 12. FOB POINT: N/A**
- 13a. ORDERING ADDRESS: P O Box 408, 7122 Millis Dr, Camby, IN 46113**
- 13b. ORDERING PROCEDURES: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3**
- 14. PAYMENT ADDRESS: PO Box 408, 7122 Millis Dr, Camby, IN 46113**
- 15. WARRANTY PROVISION: One year warranty is shown from the date of substantial completion of the project.**
- 16. EXPORT PACKING CHARGES: N/A**
- 17. TERMS AND CONDITIONS OF GOVERNMENT PURCHASE CARD ACCEPTANCE: N/A**
- 18. TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR (IF APPLICABLE): N/A**
- 19. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): N/A**
- 20. TERMS AND CONDITIONS OF REPAIR PARTS INDICATING DATE OF PARTS PRICE LISTS AND ANY DISCOUNTS FROM LIST PRICES (IF AVAILABLE): N/A**
- 20a. TERMS AND CONDITIONS FOR ANY OTHER SERVICES (IF APPLICABLE): N/A**
- 21. LIST OF SERVICE AND DISTRIBUTION POINTS (IF APPLICABLE): N/A**
- 22. LIST OF PARTICIPATING DEALERS (IF APPLICABLE): N/A**
- 23. PREVENTIVE MAINTENANCE (IF APPLICABLE): N/A**
- 24a. SPECIAL ATTRIBUTES SUCH AS ENVIRONMENTAL ATTRIBUTES (e.g. recycled content, energy efficiency, and/or reduced pollutants): N/A**
- 24b. Section 508 Compliance for EIT: N/A**
- 25. DUNS NUMBER: 849968169**
- 26. Contractor has an active registration in the SAM database.**

# Service Descriptions

## ***Test and Balance of HVAC systems Air and Hydronic (Water) NEBB and TABB Certified***

Testing, Adjusting and Balancing consists of the gathering of Data from the Design Specifications for Mechanical Equipment on a project. This can consist of all equipment or just the newly replaced items but must be composed of entire systems for a proper balance. This balance takes place with the use of a variety of dampening mechanisms and or controls sequencing. Balancing is a "hands on" technical process which includes but is not limited to gathering of data during testing. Controls are reviewed and verified against the readings taken to be sure the BAS is working properly, otherwise remedial work may need to take place by the Controls Contractor before Test and Balance can continue. The Hydronic side of TAB (balancing) may include Pumps, Chillers, Boilers, and coils. All balancing is per the Engineers design criteria. Once the data is gathered and the Engineer reviews, if any additional testing is required he will at that time direct the contractor to make any changes and arrange for a rebalance. After this process, the occupants should find a more comfortable environment, with the space being used as the Owner requires. (OPR.) This generally leads to energy savings if all Items are working properly. During this process, a Deficiency list is issued to the contractors who are installing and controlling the systems for any items incomplete, or needing remedial work to enable the TAB work to continue per NEBB standards.

## ***COMMISSIONING/ RETRO COMMISSIONING***

The Certified Commissioning process varies due to the needs of the specific project. There are set guidelines that are followed, while allowing the Owner to do as much or as little as needed. Specific guidelines are required for LEED commissioning used for projects seeking LEED certification of their building. New construction may include Thermography of the Building Envelope for leakage and or penetrations to the shell and or windows. Installation of the HV AC/ duct is inspected for sealing and assurance that it meets SMACNA standards. Many items may be addressed during the Commissioning process beginning with the hiring of the CX agent in the beginning stages of development. This allows the CX to prepare a design review for the team, thus eliminating many issues before the building comes to fruition. This process is based upon ROI, and can prevent many costly tear outs and ineffective design issues if found during the beginning reviews. These are generally done on a 30, 60 and 90 % basis. Working with the Engineer, and all contractors, the CX may serve as an independent Owners representative, assuring that all standards for quality are observed and verified during construction. The CX is a team member, working in harmony with the other contractors while carrying out the design intent of the Engineer and the Owners Project Requirements. There are a variety of Commissioning styles and processes. Technical commissioning requires not only that Data is gathered and verified on all equipment with startup information, and that functional/operational testing is completed, but also the hands on sequencing and review of the BAS system and installation reviews. During the process an Issue Log is submitted to the Eng and Owner if desired along with applicable contractors allowing them to correct any issues found that deviate from the design intent. This is a much more in depth process than the Test and Balance addressed above. Commissioning can cover many disciplines other than HVAC and Envelope, such as Plumbing, electrical, fire protection, special electric and controls. If hired as the Owners Representative, the CX has the opportunity to work with the contractors to see that quality is achieved and that items are resolved before the issues become problems at the end of the project. Training of staff is arranged to ensure that maintenance staff understand how the systems work and the best methods for keeping them working efficiently.